

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
September 1, 2005
CITY COUNCIL CHAMBER**

STUDY SESSION 12:00 – Sports Park

ADJOURN

PUBLIC HEARING (reconvene) 1:30 PM

CALL TO ORDER

ROLL CALL Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg, Winn

PLEDGE OF ALLEGIANCE

MINUTES July 7 and 21 and August 4, 2005

SWEARING OF WITNESSES Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

1A. Case No. 0506-10
Certificate of Appropriateness

(Larry Rich,
Project Planner)

David Hayden
349 Carroll Park East (Council District 2)

Hearing to consider an appeal of the Cultural Heritage Commission's decision to Conditionally Approve a Certificate of Appropriateness for exterior alterations to 349 Carroll Park East, a home within the Carroll Park Historic District.

RECOMMENDATION:

Planning Commission continue the item until September 15, 2005.

1B. Case No. 0506-27
Conditional Use Permit
CE 05-119

(Jayme Mekis,
Project Planner)

Michael Pauls Associates for Mohsen Ghafoorzadeh
2630 E. Spring Street (Council District 5)

Conditional Use Permit request to allow the sales and leasing of previously owned automobiles in the General Industrial Zone District.

RECOMMENDATION:

Planning Commission approve Conditional Use Permit, subject to conditions.

1C. Case No. 0505-04
CE 05-75

(Lemuel Hawkins,
Project Planner)

Kadee Della Donna
1775 Freeman Avenue (Council District 4)

Request for approval of Tentative Tract Map No. 063028 to allow the conversion of an eight unit apartment building into condominiums.

RECOMMENDATION:

Planning Commission continue item to September 15, 2005.

1D. Case No. 0507-02
Conditional Use Permit
CE 05-126

(Steven Valdez,
Project Planner)

RECOMMENDATION:

Joel Hyman
2626 & 2628 South Street (Council District 8)

Request to expand a neighborhood market with existing sales of beer and wine.

Planning Commission approve the Conditional Use Permit, subject to conditions.

1E. Case No. 0505-25
Conditional Use Permit
CE 05-91

(Lemuel Hawkins,
Project Planner)

RECOMMENDATION:

BM Lindsey, Inc.
5936 Orange Avenue (Council District 9)

Request for a Conditional Use Permit to re-establish a non-conforming coin-operated laundry.

Planning Commission approve Conditional Use Permit, subject to conditions of approval.

REGULAR AGENDA

2. Case No. 0505-39
Administrative Use Permit
CE 05-140

(Lynette Ferenczy,
Project Planner)

RECOMMENDATION:

Applicant: Goodwill Industries
c/o Michael Pauls
Appellants: Marcia Gordon
Karla Ives
8155 E. Wardlow Road (Council District 5)

Hearing to consider an appeal of the Zoning Administrator's decision to approve an Administrative Use Permit to establish a thrift store in the El Dorado Shopping Center.

Planning Commission deny the appeal and uphold the decision of the Zoning Administrator to approve an Administrative Use Permit to establish a thrift store.

- 3. Case No. 0504-09**
Standards Variance
CE 05-66
- (Monica Mendoza,
Project Planner)
- Applicant: Donald R. Evens**
Appellant: Thanh Quan
1191 E. Arcadia Court (Council District 6)
- Appeal of the Zoning Administrator's decision to approve a Standards Variance for a new two story dwelling with a front yard setback of 10'6" (instead of not less than 20 feet), and a rear yard setback of 5' (instead of not less than 15' for the second floor).
- RECOMMENDATION:** Planning Commission deny the appeal and uphold the Zoning Administrator's decision to grant the Standards Variance, subject to revised plans and conditions of approval.
- 4. Case No. CIP-06**
- (Ira Brown,
Project Planner)
- City of Long Beach**
Citywide
- Finding of Conformity with the General Plan for the proposed fiscal year 2006 Capital Improvement Program.
- RECOMMENDATION:** Planning Commission find the proposed projects listed in the Proposed Fiscal Year 2006 Capital Improvement Program in conformity with the General Plan, report that any project for which a final site has not yet been selected or project specifics have not been developed should be returned to the Planning Commission for review and report these findings to the City Council.
- 5. Case No. 0505-13**
Standards Variance, Local Coastal
Development Permit
CE 05-85
- (Derek Burnham,
Project Planner)
- Applicant: Steven and Patricia Zieg**
c/o Ed Gulian
Appellant: Alamitos Bay Beach Preservation Group
c/o Kelly Asper
16 55th Place (Council District 3)
- Appeal of the Zoning Administrator's decision to approve a Local Coastal Development Permit and Standards Variance requests to enclose a second story balcony, with a front yard setback of 0 feet (instead of not less than 3 feet).
- RECOMMENDATION:** Planning Commission deny the appeal and uphold the Zoning Administrator's decision to approve the Local Coastal Development Permit and variance requests.

6. **Case No. 0508-12**
Certificate of Appropriateness
- (Monica Mendoza,
Project Planner)
- RECOMMENDATION:
- Ruben Valdez**
1183 N. Loma Vista Drive
- Appeal of the Cultural Heritage Commission's decision to deny the Certificate of Appropriateness for exterior alterations to a 4-unit apartment, within the Drake Park Willmore Historic District.
- Planning Commission deny the appeal and uphold the Cultural Heritage Commission's decision to deny the Certificate of Appropriateness for exterior alterations to a 4-unit apartment.
7. **Case No. 0505-34**
Reasonable Accommodation
- (Jayme Mekis,
Project Planner)
- RECOMMENDATION:
- Richard and Marilyn Peter**
4126 Linden Avenue
- Appeal of the Zoning Administrators decision to deny a Reasonable Accommodation request to maintain a driveway from Linden Avenue leading to the front yard.
- Planning Commission deny the appeal and uphold the decision of the Zoning Administrator.
8. **Case No. 0409-20**
Lot Merger, Site Plan Review
ND 06-05
- (Lynette Ferenczy,
Project Planner)
- RECOMMENDATION:
- Sarbpaul Bhala**
c/o Tom Baty of Gensler
3140 Long Beach Boulevard (Council District 7)
- Request for approval of a Site Plan Review and Lot Merger to construct a four-story medical office building with 12,078 square feet of medical offices above two levels of parking.
- Planning Commission review and certify Mitigated Negative Declaration No. 06-05 and approve the Site Plan Review and Lot Merger, subject to conditions.
9. **Case No. 0411-20**
Zoning Ordinance Amendment
CE 04-245
- (Derek Burnham,
Project Planner)
- RECOMMENDATION:
- City of Long Beach**
c/o Suzanne Frick, Director of Planning and Building
Area D of the Coastal Zone (Belmont Shore) and Parking Impacted Areas (Council District 3)
- Proposed Amendments to the Zoning Ordinance regarding maintenance of nonconforming parking rights for commercial uses in Area D of the Coastal Zone, and regulations governing nonconforming driveways.
- Planning Commission recommend that the City Council adopt the amendments to the Zoning Ordinance.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
 - 1) City Council Actions
 - 2) General Plan Update
- b. Preview of September 15, 2005 agenda

2380-2382 Santa Fe 1709 E. 68 th Street 1000 E. Artesia 2355 Long Beach Boulevard 525 Ximeno	Tentative Parcel Map for 4-lot subdivision 4 Single Family Residences Conditional Use Permit for church Administrative Use Permit for car dealer Condominium conversion
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- c. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.